

Roland Bartl

5/24 (3)

From: Josh Chernin [JChernin@WebConverting.com]
Sent: Tuesday, May 18, 2004 3:40 PM
To: Peter Ashton (E-mail)
Cc: Board of Selectmen
Subject: FW: EDIC Board

Hi Peter,

Dore replied to the email below that he had no objections, but that he was going to be out of town on the 24th and that you would be chairing the meeting. Do see any issues, and should Jon attend the meeting?

Thanks,
Josh.

> -----Original Message-----

> From: Josh Chernin
> Sent: Tuesday, May 18, 2004 12:14 PM
> To: Dore Hunter (E-mail)
> Cc: Acton Board of Selectmen (E-mail)
> Subject: EDIC Board

> Hi Dore,

> As you know we have been working on lining up interviews for the EDIC
> Board. Trey, Roland Bartl and I met last week and have set June 1st as
> the date for the interviews of the candidates.

> One person that all of us would like to see appointed is Jon Avery.
> Jon has served on the Economic Development Committee for several
> years. As you know, he was concerned that his Boxboro residency might
> be an issue, but with all of his ties to Acton and the depth of his
> experience in real estate, he would be a great candidate. He will be
> submitting his resume and a letter to Roland this week, copies of
> which you will receive in your weekend packet.

> I highly recommend Jon for appointment to the Board.

> We would also like to take advantage of Jon's experience in helping us
> interview the other candidates, but this would be awkward unless he
> was already appointed before June 1, as I have been. Therefore, could
> I respectfully request of the BOS that Jon be appointed at your May 24
> meeting? And additionally, that he be appointed as the "real estate
> expert", so that we have that slot filled on the Board.

> If this can be accomodated, should Jon appear at your meeting (and at
> what time), or could his appointment be placed on the consent agenda?

> We would expect that shortly after the interviews on June 1, we will
> be able to submit to the BOS a list of recommended candidates for
> appointment to the remaining five positions on the EDIC Board.

> Thanks Much for your help.

> Regards,
> Josh Chernin

> jchernin@webconverting.com

> www.webconverting.com
> (508) 429-5526 X133
>

Roland Bartl

From: Josh Chernin [JChernin@WebConverting.com]
Sent: Tuesday, May 18, 2004 12:14 PM
To: Dore' Hunter
Cc: Board of Selectmen
Subject: EDIC Board

Hi Dore,

As you know we have been working on lining up interviews for the EDIC Board. Trey, Roland Bartl and I met last week and have set June 1st as the date for the interviews of the candidates.

One person that all of us would like to see appointed is Jon Avery. Jon has served on the Economic Development Committee for several years. As you know, he was concerned that his Boxboro residency might be an issue, but with all of his ties to Acton and the depth of his experience in real estate, he would be a great candidate. He will be submitting his resume and a letter to Roland this week, copies of which you will receive in your weekend packet.

I highly recommend Jon for appointment to the Board.

We would also like to take advantage of Jon's experience in helping us interview the other candidates, but this would be awkward unless he was already appointed before June 1, as I have been. Therefore, could I respectfully request of the BOS that Jon be appointed at your May 24 meeting? And additionally, that he be appointed as the "real estate expert", so that we have that slot filled on the Board.

If this can be accommodated, should Jon appear at your meeting (and at what time), or could his appointment be placed on the consent agenda?

We would expect that shortly after the interviews on June 1, we will be able to submit to the BOS a list of recommended candidates for appointment to the remaining five positions on the EDIC Board.

Thanks Much for your help.

Regards,
Josh Chernin

jchernin@webconverting.com
www.webconverting.com
(508) 429-5526 X133

Roland Bartl

From: Josh Chernin [JChernin@WebConverting.com]
Sent: Tuesday, May 18, 2004 9:38 AM
To: Trey Shupert; Roland Bartl
Subject: RE: Re: EDIC Candidate Progress

Trey, Roland,

I have talked with Jon and updated him re the BOS and I think he'll be giving you (Roland) a call today. He is ready to join the EDIC Board. I explained that we'd like to get him appointed by the BOS before June 1st so he can join us in interviewing the rest of the candidates at that time.

Josh.

-----Original Message-----

From: william shupert [mailto:whshupert3@earthlink.net]
Sent: Monday, May 17, 2004 7:34 PM
To: jchernin@webconverting.com
Subject: FW: Re: EDIC Candidate Progress

Hi Josh:

Please review the attached from Dore'. He is fine with having Jon as a member. Additionally, I followed up with Bob Johnson as well as Peter and Walter. They are all in favor of Jon joining the EDIC board.

Have Jon send in his resume and additionally have him list any of his previous assignments on behalf of the Town.

Regards,
Trey

—— Original Message ——

From:
To: whshupert3@earthlink.net
Sent: 5/17/2004 6:18:45 PM
Subject: Re: EDIC Candidate Progress

Trey,

I have no objections to having Jon Avery on the EDIC. However, given that he is not an Acton resident there might be some folks that will mind, so have Josh tell him to be very complete and detailed in his prior business with the Town disclosures such that there are no "loose ends" there that someone might possible "tug on".

Regards,
Dore' Hunter
Selectman, Town of Acton, MA
Tel: 978-263-0882
Fax: 978-263-9230
Email: DoreHunter@aol.com

5/20/2004

AVERY ASSOCIATES

REAL ESTATE APPRAISERS - COUNSELORS

282 CENTRAL ST.
P.O. BOX 834
ACTON, MA 01720
TEL: 978-263-5002
FAX: 978-635-9435
info@averyandassociates.com

May 18, 2004

Acton Board of Selectmen
Dore' Hunter, Chair
472 Main Street
Acton, MA 01720

RE: Acton EDIC Board of Directors

Dear Chairman Hunter,

I am writing to confirm my interest and request your consideration for a position on the Board of Directors of the Acton EDIC. This economic development initiative is exciting and one I would like to be involved in. As I am sure you are aware, I have been a member of the Economic Development Committee for the last several years and I believe that this is a natural extension of that effort.

As you will note from the attached background information, my career has been in real estate. For the last 25 years my company, Avery Associates, has been involved in providing real estate appraisal and consulting services from our office in Acton. Prior to establishing Avery Associates, I have experience in mortgage lending, real estate brokerage and real estate development. Although I currently reside in Boxboro, I have grown up both personally and professionally in Acton since my family moved to Arlington Street in the late 1950's. I believe this personal experience together with having owned a business in Acton for many years will provide a unique local and professional perspective to the activities of the EDIC.

I have carefully considered my business activities and the probable activities of the EDIC. I do not believe that they conflict. However, should a situation arise where there is any question, I would rescue myself from any board votes as the appropriate course of action. My professional activities are extremely sensitive to conflicts of interest. The potential for conflicts of interest are a consideration in every assignment which we undertake.

Page 2
May 18, 2004
Dore' Hunter, Chair

During the past 25 years, I have prepared a number of valuation assignments for the Town of Acton including work for the Board of Assessors, The Acton Housing Authority, The Conservation Commission and The Acton Water District. These assignments have all been valuation related and range from appraisal of sewer/water easements and the Acton portion of the Assabet River Rail Trail to the acquisition of major parcels of land, such as Camp Acton and the Morrison Farm. I will be pleased to provide a detailed list of these properties should you require it.

I appreciate your consideration and stand ready to provide to you any additional information you may need in considering me for a position on the Acton EDIC Board of Directors.

Very truly yours,

Jonathan H. Avery, MAI, CRE

JHA/tms

<p style="text-align: center;">QUALIFICATIONS OF JONATHAN H. AVERY REAL ESTATE APPRAISER AND CONSULTANT</p>

EDUCATION

- BBA University of Massachusetts, Amherst, Massachusetts
- Graduate of Realtors Institute of Massachusetts - GRI
- American Institute of Real Estate Appraisers
 - Course 1-A Basic Appraisal Principles, Methods and Techniques
 - Course 1A-B Capitalization Theory and Techniques
 - Course 2 Basic Appraisal of Urban Properties
 - Course 6 Real Estate Investment Analysis
 - Course 410/420 Standards of Professional Practice

PROFESSIONAL AND TRADE AFFILIATIONS

- The Counselors of Real Estate
 - 1985 - CRE Designation #999
 - 1993 - Chairman, New England Chapter
 - 1995 - National Vice President
 - 1998 - First Vice President
 - 1999 - President
- Appraisal Institute
 - 1982 - Member Appraisal Institute - MAI Designation #6162
 - 1975 - Residential Member - RM Designation #872
 - 1977 - Senior Residential Appraiser - SRA Designation
 - 1981 - Senior Real Property Appraiser - SRPA Designation
 - 1986-1987 - President, Eastern Massachusetts Chapter
 - 1992 - President, Greater Boston Chapter
 - 1994 - National Executive Committee
 - 1995 - Chair, Appraisal Standards Council
 - 1996-1998 - Vice Chair, Appraisal Standards Council
- Massachusetts Board of Real Estate Appraisers
 - 1972 - MRA Designation
 - 1981 - President of the Board
- Affiliate Member, Greater Boston Real Estate Board
- Licensed Real Estate Broker - Massachusetts 1969
- Massachusetts Certified General Real Estate Appraiser #26
- New Hampshire Certified General Real Estate Appraiser #NHGC-241

BUSINESS EXPERIENCE

Mr. Avery is Principal of the firm of Avery Associates located in Acton, Massachusetts. Avery Associates is involved in a variety of real estate appraisal and consulting activities including: market value estimates, marketability studies, feasibility studies, and general advice and guidance on real estate matters to public, private and corporate clients. Mr. Avery has served as arbitrator and counselor in a variety of proceedings and negotiations involving real estate. During 1993, he served as an appraisal consultant for the Eastern European Real Property Foundation in Poland. He has been actively engaged in the real estate business since 1967 and established Avery Associates in 1979. Prior to his present affiliation, Mr. Avery served in the following capacities:

- 1978-1979 Managing Partner, Avery and Tetreault,
Real Estate Appraisers and Consultants
- 1975 -1978 Chief Appraiser, Home Federal Savings and Loan Association
Worcester, Massachusetts
- 1972-1975 Staff Appraiser, Northeast Federal Saving and Loan Association
Watertown, Massachusetts
- 1971-1972 Real Estate Broker, A. H. Tetreault, Inc.
Lincoln, Massachusetts

TEACHING EXPERIENCE

- Instructor, Bentley College, Continuing Education Division, 1976-1982;
Appraisal Methods and Techniques
Microcomputer Applications for Real Estate Appraisal
- Approved Instructor Appraisal Institute - since 1982
- Chapter Education Chairman 1986-1987
- Seminar Instructor; Massachusetts Board of Real Estate Appraisers since 1981
- Certified Appraisal Standards Instructor-Appraiser Qualifications Board

PROFESSIONAL EXPERIENCE

Qualified expert witness; Middlesex County District Court and Superior Court, Essex County Superior Court, Norfolk County Superior Court, Worcester County Probate Court, Federal Tax Court, Federal Bankruptcy Court, Appellate Tax Board of Massachusetts and Land Court of Massachusetts. Member, Panel of Arbitrators - American Arbitration Association, National Association of Securities Dealers Regulation, Counselors of Real Estate ADR.

Appraisal Assignments Include:

Land (Single Lots and Subdivisions)
One to Four Family Dwellings
Apartments
Residential Condominiums
Office Buildings
Restaurants
Industrial Buildings
Racquet Club
Petroleum Fuel Storage Facility
Lumber Yard
School Buildings

Historic Renovations
Movie Theater
Conservation Easements
Hotels and Motels
Shopping Centers
Golf Courses
Churches
Gasoline Service Stations
Farms
Office Condominiums
Automobile Dealerships

BUSINESS ADDRESS

Avery Associates
282 Central Street
Post Office Box 834
Acton, MA 01720-0834
Tel: 978-263-5002
Fax: 978-635-9435
jon@averyandassociates.com

COMPANY PROFILE

Avery Associates is a real estate appraisal and consulting company located in Acton, Massachusetts involved in providing a wide range of real estate valuation and analysis services to private, public and institutional clients. The company was established by Jonathan Avery, MAI, CRE in October of 1979, in response to the growing need for real estate valuation and analytical services in the Western Metropolitan area of Boston.

Since its inception, Avery Associates has been involved in a variety of real estate valuation, advisory and analytical assignments. The company, under the direction of Mr. Avery, has a staff of seasoned professional and administrative employees. Avery Associates is equipped with the most modern technological and information resources to assist the professional and administrative staff.

The professional staff is fully certified in Massachusetts and includes individuals recognized and designated at the highest levels of the profession. Individuals within the firm hold designations from the Appraisal Institute, the American Society of Real Estate Counselors and the Massachusetts Board of Real Estate Appraisers. An extensive and ongoing program of professional education includes in-house training, as well as participation in continuing education courses and seminars offered by national organizations. These programs of professional advancement, together with the challenging nature of the company's assignments, have led to an extremely stable professional staff with a very limited turnover.

The appraisal activities of Avery Associates involve a variety of properties and clients. The following is a brief summary of some of the appraisal activities engaged in by the firm:

- * Valuation of bank facilities and branch network banks for National and State chartered financial institutions.
- * Valuation of vacant tracts of land ranging up to 9,500 acres in size for residential, commercial, agricultural and industrial purposes.
- * Valuation of more than 100 conservation restrictions affecting property throughout Massachusetts including restrictions on Cape Cod and the Islands. Clients include The Nature Conservancy, Trust For Public Land, Internal Revenue Service, U.S. Forest Service, local land trusts, Commonwealth of Massachusetts and private donors.

- * Office building assignments include new and rehabilitated office developments in both suburban and urban markets. Assignments include a 150 acre corporate center with 1.2 million square feet.
- * Retail property valuation assignments including shopping centers, restaurants and factory outlet centers.
- * Valuation assignments for Fortune 500 companies involving industrial properties up to, and in excess of 1,000,000 square feet in size.
- * Valuation of existing and proposed golf properties including Turner Hill, Stow Acres, Nashawtuc Country Club, Groton Country Club, Wellesley Country Club and Framingham Country Club.
- * Residential property valuations ranging from single family homes to multi-family projects with hundreds of units. Assignments include Senior Housing and Assisted Living properties.

Advisory and consultation services include a broad spectrum of involvement. Services provided are briefly summarized as follows:

- * Marketability studies for retail properties, residential developments and commercial developments.
- * Consultants to MassDevelopment in establishment of an ad valorem based system for collection of Municipal Service Fees at Devens, MA, the privatized former U.S. Army base. This ongoing assignment includes development of property record systems and assessed valuations for 30+ buildings containing approximately 2.5 million square feet of commercial, industrial and retail space.
- * Financial feasibility analyses tailored to the specific criteria and needs of a variety of clients involved in investment and development properties.
- * Portfolio analyses and valuation for lenders, private developers and for possible acquisition.
- * Instruction and training on valuation and analysis topics including appraisal, real estate applications for personal computers, market analyses and financial feasibility analyses.

The activities summarized above are indicative of the experience and professional skills available at Avery Associates. The company is equipped and experienced to provide answers to a broad range of real estate questions and advisory services in support of decision making involving real property.

<p style="text-align: center;">AVERY ASSOCIATES REPRESENTATIVE LIST OF CLIENTS</p>
--

FINANCIAL INSTITUTIONS

Fleet BankBoston
Bay State Federal Savings
Brookline Savings Bank
Cambridge Savings Bank
Cambridgeport Savings Bank
CitiCorp Industrial Credit, Inc.
Community National Bank
Citizens Bank
Enterprise Bank & Trust
Danvers Savings Bank
Farwest Savings Bank
First Essex Savings Bank
North Middlesex Savings
Medford Savings Bank
Eastern Bank
Middlesex Savings Bank
Banknorth Group
Salem Five Savings Bank

PUBLIC SECTOR/NON PROFIT

MassHousing
Massachusetts Highway Department
Acton Housing Authority
Lincoln Conservation Commission
Federal Deposit Insurance Corporation
Stow Planning Board
Harvard Conservation Commission
Town of Acton
Town of Natick
Town of Concord
Water Supply District of Acton
The Nature Conservancy
City of Gloucester
Mass. Dept. of Environmental Management
Sudbury Valley Trustees
The Trust for Public Land
Walden Woods Project
Internal Revenue Service
Massachusetts Water Resources Authority
U.S. Forest Service
Trustees of Reservations

CORPORATIONS

Eastman Kodak Corporation
Toyota Financial Services
MassDevelopment
Concord Lumber Corporation
Exxon Mobil Company
Prudential Relocation Management
Whittaker Corporation
Mitre Corporation
Dow Chemical Company
NYNEX Properties Company
Varian Associates
Monsanto Chemical
Cendant Mobility Services
Sun Life Assurance Company
Veryfine Corporation
Coca Cola Company
Westinghouse Broadcasting
Boston Medflight

LAW FIRMS & FIDUCIARIES

Nutter, McClennen & Fish
Lynch, Brewer, Hoffman & Fink
Ropes & Gray
Foley, Hoag & Eliot
Holland & Knight
Palmer & Dodge
Loring, Wolcott & Coolidge
Peabody & Arnold
Esdaile, Barrett & Esdaile
Harrison & Maguire
Jager & Smith
Hemenway & Barnes
Hale & Dorr
Lee, Levine & Bowser
Choate, Hall & Stewart
Brown, Rudnick, Berlach & Isreals
Rierner & Braunstein
Hanify & King
Posternak, Blankstein & Lund
Comins & Newbury
Anderson & Kreiger